

Town of Ipswich  
ZONING BOARD OF APPEALS

**AGENDA**

**June 18, 2020 @ 7:30 p.m.**

*This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link*

<https://us02web.zoom.us/j/85492526271?pwd=aE1icjc5OGZtRXZRa3Qyeit2L3paUT09>

**Citizen Queries:**

**Continued Public Hearings:**

**30 and 34 Town Farm Road and 17 Locust Road, Kieran McAllen** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct 40 age-restricted for-sale dwelling units (20 duplexes), of which 25% would be subsidized for low to moderate income use (Assessor's Map 30B, Lots 63, 37A and 33) (continued from the May 2017; all of 2018; all of 2019; through January, February, March, April and May 2020 meetings)

**26 Essex Road** (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February, March, April and May 2020 meetings)

**25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer** requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (continued from August 2018; all of 2019; March, April and May 2020 meetings)

**40 Pineswamp Road - Peter Pappalimberis** requests an **Appeal** of the Building Commissioner's Violation Notice and Order under Zoning, but not necessarily limited to, Sections V.D and XI.G, to discontinue operating an establishment for the repair and/or service of automobiles, trucks and engines which is prohibited in RRA zoning district; unpermitted shed and/or prohibited storage containers; open storage of junk metal and storage of unregistered and unenclosed vehicles at **40 Pineswamp Road** (Assessor's Map 41A, Parcel 8A) (continued from the November 2019 and January, February, March, April and May 2020 meetings)

**New Public Hearing:**

**5 Hickory Lane** Douglas Smith for a **Special Permit** pursuant to, but not necessarily limited to Sections XI.J and VI.F, Requirements for Accessory Buildings and Structures, to construct an Accessory Structure (1,260 sq. ft.) greater than 750 square feet at, located in the Rural Residential A (RRA) Zoning District. (Assessor's Map 38C, Lot 026) continued from the March, April and May meetings.

**217 Argilla Road**, Jeffrey Allsopp requests a special permit pursuant to, but not limited to Section XI.J and II.B.2 to replace the existing non-conforming barn and with a new barn within the existing footprint, no closer than 6'.6" to the right side yard setback. (Assessor's Map 44, Lot 34) in the Rural Residential A (RRA) Zoning District. (continued from the May meeting)

### **New Hearings:**

**221 High Street**, John Pardee requests a special permit pursuant to, but not limited to IX.J and XI.J for an Accessory Apartment. (Assessor's Map 20D Lot 35) in the Rural Residential A (RRA) Zoning District.

**120 County Road**, ROLE Realty Trust –Roger LeBlanc requests a special permit pursuant to, but not limited to Section XI.J and IIB.2.a to replace in-kind the legally existing nonconforming structure (units 18 thru 27) upgrading in accordance with building and safety codes. (Assessor's Map 54A, Lot 9) in the Highway Business (HB) Zoning District.

### **Approval of Minutes 5.21.2020**

### **Adjourn:**

Join the meeting:

<https://us02web.zoom.us/j/85492526271?pwd=aE1icjc5OGZtRXZRa3Qyeit2L3paUT09>

Meeting ID: 854 9252 6271

Password: 1VpFAy

One tap mobile

+13017158592,,85492526271#,,1#,849830# US (Germantown)

+13126266799,,85492526271#,,1#,849830# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 854 9252 6271

Password: 849830

Find your local number: <https://us02web.zoom.us/j/kcwPXerQL0>